

Voted at Meeting of 6/22/78

BOARD OF APPEAL REFERRALS

June 22, 1978

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|----|-------------|--|
| 1. | Z-4170 | New England Nuclear Corporation
Frederick Garrett
100 East Canton Street, Boston |
| 2. | Z-4175 | Star of the Sea Men's Club, Inc.
525 Bennington Street, East Boston |
| 3. | Z-4176-4178 | 60 State Street Trust
60 State Street, Boston |
| 4. | Z-4180 | Cotting Company
34-40 Nashua Street |
| 5. | Z-4183-4184 | Sunmark Industries
1220 Boylston Street, Boston |
| 6. | Z-4185-4186 | Sunmark Industries
700-710 Gallivan Boulevard, Dorchester |
| 7 | Z-4193 | P. J. Janis Co., Inc.
7 Rossmore Road, Jamaica Plain |

MEMORANDUM

June 22, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/11/78

Z-4170
New England Nuclear Corporation
Frederick Garrett
100 East Canton Street, Boston
near Albany Street

Vacant land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing M-2_____

Purpose: to use premises for parking accessory to industrial use.

Violation(s):

SectionRequiredProposed

8-7. Accessory parking lot is conditional in an
M-2 district.

Area is primarily commercial and light industrial. Lot would accommodate employees of petitioner (research labs—offices). Proposal satisfies requirements for conditional use. Recommend approval with proviso.

VOTED: In reference to Petition Z-4170, brought by New England Nuclear Corporation, 100 East Canton Street, Boston, for a conditional use to use premises for accessory parking in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Board of Appeal Referrals 6/22/78

Hearing: 7/18/78

Z-4175

Star of the Sea Men's Club, Inc.
525 Bennington Street, East Boston
near Harmony Street

2,500 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to erect one-story addition to private club.

Violation(s):

Section

Required

Proposed

8-6. A change in a conditional use requires
Board of Appeal hearing.

Former 2½-story club structure was destroyed by fire in February.
Foundation is existing and would be extended 15 feet back.
Replacement structure will be limited to one story. East Boston
Land Use Council and Little City Hall have no objection.
Recommend approval with proviso.

VOTED: In reference to Petition Z-4175, brought
by Star of the Sea Men's Club, Inc., 525
Bennington Street, East Boston, for a
conditional use to erect a one-story
addition to a private club in a residen-
tial (R-.8) district, the Boston
Redevelopment Authority recommends
approval provided landscaping plans are
submitted to the Authority for design
review.

TIDAL FLAT

Board of Appeal Referrals 6/22/78

Hearing: 7/18/78

Z-4176-4178
60 State Street Trust
60 State Street, Boston

District(s): apartment _____ general business B-10-U industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to erect three illuminated three-sided free-standing signs.

Violation(s):

Section

Required

Proposed

11-2. A free-standing sign is not allowed in a
B-10-U district.

Signs will read "WHERE'S BOSTON?" and tend to direct visitors to public exhibition of the City which was produced in conjunction with Boston 200. Proposal has been reviewed with staff. Recommend approval.

VOTED: In reference to Petitions Z-4176-4178, brought by 60 State Street Trust, 60 State Street, Boston, for three conditional uses to erect three illuminated three-sided free-standing signs in a general business urban renewal area (B-10-U) subdistrict, the Boston Redevelopment Authority recommends approval. Signs are appropriate and compatible with historical area.



Z-4176-78
60 STATE ST.
(B.P.)

Board of Appeal Referrals 6/22/78

Hearing: 7/11/78

Z-4180
Cotting Company
34-40 Nashua Street
near Cotting Street

Parking lot

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to combine lots; to expand capacity from 45 to 56 cars
parking for a fee.

Violation(s):

Section

Required

Proposed

8-6. Extension of conditional use requires
Board of Appeal hearing.

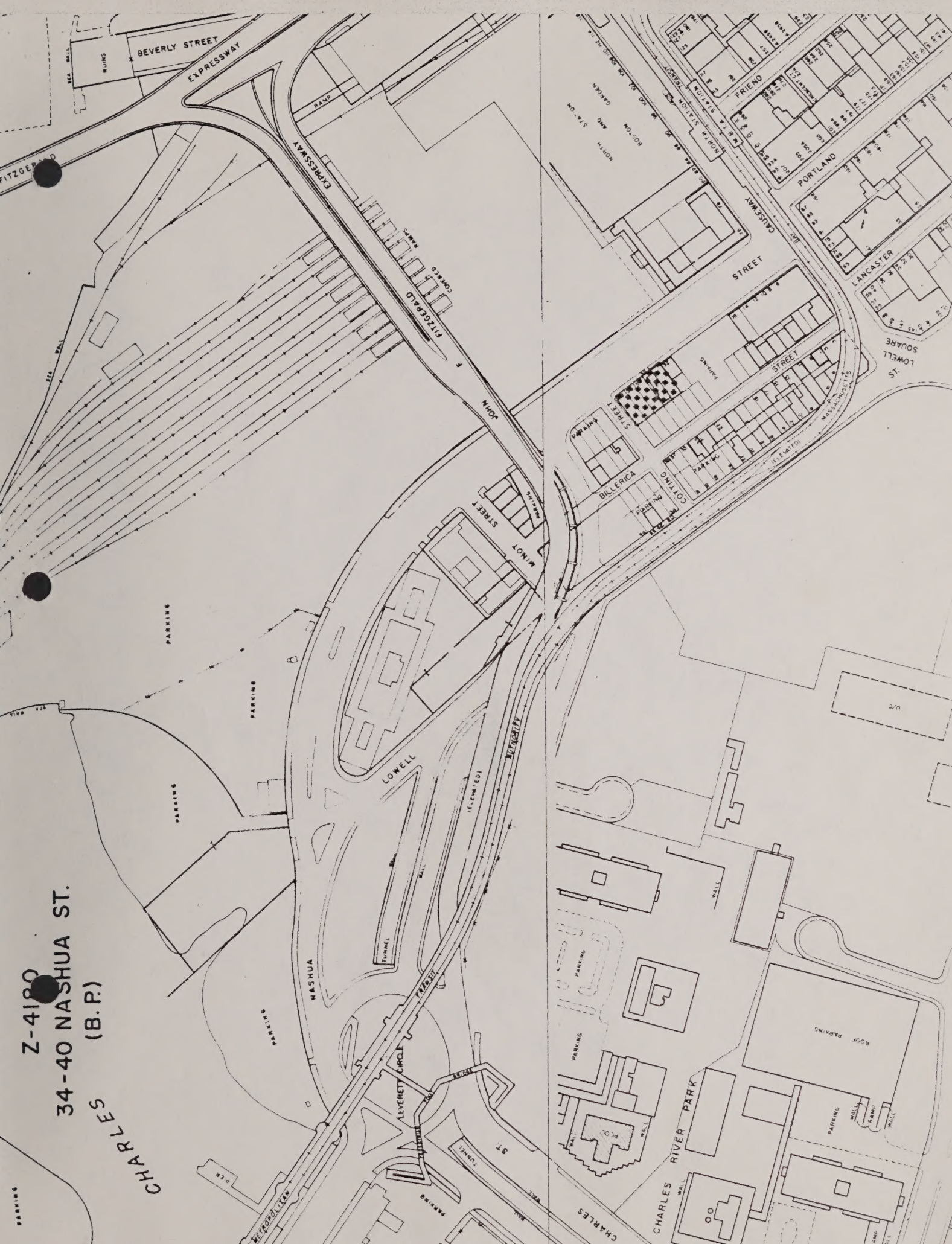
Proposal compatible with general commercial area. Recommend approval
with proviso.

VOTED: In reference to Petition Z-4180, brought by
the Cotting Company, 34-40 Nashua Street,
Boston, for conditional use to combine lots
and expand capacity from 45 to 56 cars park-
ing for fee in a general business (B-2) dis-
trict, the Boston Redevelopment Authority
recommends approval provided plans are sub-
mitted to the Authority for design review.

Z-4180

34-40 NASHUA ST.
(B.P.)

CHARLES



Board of Appeal Referrals 6/22/78

Hearing: 7/11/78

Z-4183-4184
Sunmark Industries
1220 Boylston Street, Boston
at Park Drive

Gas service station

District(s): apartment _____ general business B-2 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to erect self-service gas station structure and accessory
storage-restroom structure.

Violation(s):

Section

Required

Proposed

8-7. Accessory structure to gas service station
is conditional in a B-2 district.

8-7. Self-service gas station is conditional in
a B-2 district.

Existing structure will be demolished. Service station has existed
at site for several years. Recommend approval with proviso.

VOTED: In reference to Petitions Z-4183-4184, brought
by Sunmark Industries, 1220 Boylston Street,
Boston, for two conditional uses to erect self-
service gas station structure and accessory
structure in a general business (B-2) district,
the Boston Redevelopment Authority recommends
approval provided facility complies with Board
of Appeal guidelines for gas service stations.



1220 BOYLSTON ST.
(B.P.)
Z-4183-84

Board of Appeal Referrals 6/22/78

Hearing: 7/11/78

Z-4185-4186
Sunmark Industries
700-710 Gallivan Boulevard, Dorchester
at Wenlock Road

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: to erect one-story self-service gas station structure and accessory storage-restroom structure.

Violation(s):

Section

Required

Proposed

8-7. Gas service station is conditional in an L-.5 district.

18-1. Front yard is insufficient.

20-1. Rear yard is insufficient.

Proposal would tend to create a nuisance, adversely impact abutting residential neighborhood, and intensify existing traffic hazards along this major artery. Community is displeased with nearby self-service facility and is overwhelmingly opposed to this petition. Recommend denial.

VOTED: In reference to Petitions Z-4185-4186, brought by Sunmark Industries, 700-710 Gallivan Boulevard, Dorchester, for two conditional uses and two variances to erect one-story self-service gas station structure and accessory structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would tend to create a nuisance, adversely impact abutting residential neighborhood, and intensify existing traffic hazards along this major artery. Community is displeased with nearby self-service facility and is overwhelmingly opposed to this petition.



Z-4185-86
700-710 GALLIVAN BLVD.
(DOR.)

Board of Appeal Referrals 6/22/78

Hearing: 7/18/78

Z-4193

P. J. Janis Co., Inc.

7 Rossmore Road, Jamaica Plain

near Washington Street

One-story masonry structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from self-service laundry to self-service laundry, plumbing shop, garage, and office; to erect one-story addition.

Violation(s):

Section

Required

Proposed

8-7. A plumbing shop is forbidden in an R-.8 district.

Area is mixed manufacturing, local business, residential. Only a small part of the addition will be in the residential district. Neighborhood is not opposed. Recommend approval with proviso.

VOTED: In reference to Petition Z-4193, brought by P. J. Janis Co., Inc., 7 Rossmore Road, Jamaica Plain, for a forbidden use for a change of occupancy from self-service laundry to self-service laundry, plumbing shop, garage, and office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided that there is no exterior storage of plumbing supplies and equipment.



NEW ENGLAND
SINAI
HOSPITAL

TRANSIT
AUTHORITY

STONLEY

BROOKLEY

ROSSMORE

STEDMAN

KEYES STREET PL

DUNGARVEN

WILLIAMS

STREET

STREET

STREET

STREET

CENTURY

ARBORWAY

TERMINAL

PARKING

M. T. A.

OFFICE

BUILDING

LOTUS

LOTUS

AVENUE

ROAD

STREET

HILLS

FRANKLIN

PATH

ENTRANCE

DRIVE

FOREST

HILLS

Z-4193

7 ROSSMORE RD.

P(A.P.)

JAMES B. SHEA

CIRCLE

MORTON

STREET

MORTON

PARKING

VENUE

STREET

WEST
OXBURY
COURT HOUSE

COVENANT
CONGREGATIONAL
CHURCH

O'LEARY
WAY

DUNNING
WAY

CATENACCI
WAY

FOREST

AN
WALL